

Re.

**Planning & Zoning Commission (PZC)
Thursday September 21, 2017
7:30 PM
Council Chambers, Third Floor
Vernon Town Hall, Memorial Building
14 Park Place
Rockville / Vernon, CT**

RECEIVED
VERNON TOWN CLERK
17 OCT 16 PM 2:24

APPROVED MINUTES

1. Call to Order & Roll Call

- Meeting was called to order by Chairman Charles Bardes at 7:33pm.
- Regular members present: Charles Bardes (Chairman), Roland Klee, Ronald Scussel, Wes Shorts and Susan Reudgen.
- Staff present: Marina Rodriguez, Town Planner
- Recording secretary: Cassandra Minor

2. Administrative Actions / Requests

2.1 Amendment / Adoption of Agenda - Additional business to be considered under agenda item #4 "Other Business"

- Town Planner Marina Rodriguez will introduce 4 Applications for receipt by the Commission.

2.2 Communications received NOT related to Agenda items

- Copy of the statement that was made at the Public Hearing regarding the Draft State Conservation and Development Policies Plan meeting on September 14, 2017 was distributed to commissioners.

2.3 Acceptance of Minutes

Wes Shorts motioned to review the September 7, 2017 minutes at the next scheduled meeting of October 5, 2017. Susan Reudgen seconded the motion and the motion passed unanimously.

3. Public Hearing and Action on Application

3.1 Application [PZ-2017-08] of Brenda Wagstaff for a Special Permit for a church at #33 West Main Street (Assessor' ID: #40, Block #90, Lot/Parcel #02).

- Town Planner Marina Rodriguez read into record the public notice that was published in the Journal Inquirer on September 9, 2017 and September 16, 2017.
- Abutter notices were mailed notification September 12, 2017.
- The following Town and staff comments submitted to record: Building Official: August 28, 2017; Fire Marshal: August 24, 2017; Wetlands Enforcement Officer: August 29, 2017; Zoning Enforcement Officer: September 1, 2017; Traffic Authority: September 14, 2017 and Town Planner September 11, 2017.

- Brenda Wagstaff spoke on behalf of the Application.
- Pertef Bylykbashi, property owner, spoke on the Application.
- Will be open on Sunday and Wednesday for service and Sunday school and then office hours throughout the week for community outreach.
- Expecting a maximum of 15-20 members.
- Front portion of the building will be used as a lobby, center portion of the building to be the sanctuary (Sunday service area) and back portion of the building to be the bible study and Sunday school area.
- Limited clothing and goods to be donated as needed, not selling items and not a store. Will not be mixed-use.
- Public hearing closed at 7:52pm with no public comments.

Roland Klee motioned to approve application [PZ-2017-08] for a Special Permit for a church at 33 West Main Street. Wes Shorts seconded and the motion passed unanimously.

4. Other Business / Discussion

4.1 Public Hearing regarding Temporary Health Care Structures.

Ronald Scussel made a motion to schedule a Public Hearing for this item for October 5, 2017 meeting. Susan Reudgen seconded and the motion passed unanimously.

4.2. Receipt of Application

- Application [PZ-2017-12] of Todd Gottier for a Site Plan of Development to construct a garage/storage building at 107 West Street (Assessor's ID: Map 22, Block 45, Parcel 13)
- Application [PZ-2017-13] of Todd Gottier for a zone change from R-22 to HD-Residential Commercial at 105 West St. (Assessor's ID: Map 22, Block 45, Parcel 13)
- Application [PZ-2017-14] of Olender's for a zone change from R-22 Residential to Industrial on parcel A as shown on Map 8564F with the application (Assessor's ID: Map 7, Block 26, Parcel #TBD)
- Application [PZ-2017-15] of Olender's for a Site Plan of Development on parcel A as shown on Map 8564F with the application. (Assessor ID: Map 7, Block 26, Parcel #TBD)

Applications [PZ-2017-13] and [PZ-2017-14] to be scheduled for October 5, 2017.

Applications [PZ-2017-12] and [PZ-2017-15] to be considered at a Special Meeting that will be scheduled either October 24, 2017 or October 26, 2017 once commissioners confirm availability.

4.3 Additional business to be considered should be introduced under PZC meeting agenda item "#2.1 Amendment/ Adoption of Agenda" at the beginning of the meeting.

- None.

5. Adjournment

Charles Bardes asked for a motion to adjourn the meeting at 8:06pm. Susan Reudgen and Wes Shorts so moved; the motion passed unanimously.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Cassandra Minor".

Cassandra Minor
Recording Secretary